

Village of New Glarus Boundary

New Glarus

Extraterritorial Zoning Ordinance Summary

Draft: May 2006

Planning Assistance by:



Vandewalle & Associates
Planning - Creating - Rebuilding



To: New Glarus Area Residents and Property Owners
From: Mark Roffers, AICP, Village and Town Planning Consultant
Date: April 25, 2006
Re: Information Packet for Draft Extraterritorial Zoning Ordinance

For the past two years, the Village and Town of New Glarus have been discussing a collaborative approach for land development and preservation beyond the Village's edges in the Town. The goals of this effort are to provide clearer and more consistent plans and regulations, to preserve the look and feel of the New Glarus area while accommodating reasonable development, and to provide future growth opportunities in mutually agreed areas. It is the hope that the two municipalities and their residents will benefit from an improved, collaborative approach to land use.

Right now, lands within 1 ½ miles of the Village limits are subject to recommendations and rules from several sometime contradictory sources. These include:

- Town of New Glarus Comprehensive Plan
- Village of New Glarus Extraterritorial Area Plan
- Town of New Glarus Land Division and Subdivision Ordinance
- Village of New Glarus Subdivision Ordinance
- Green County Zoning Ordinance (presently subject to rezoning "freeze")

To address this problem, the Joint New Glarus Extraterritorial Zoning Committee (ETZ) has been meeting since August 2005. The Committee's assignment is to develop unified zoning regulations for recommendation to the New Glarus Village Board. The ETZ Committee is comprised of three members from the New Glarus Town Board and three members of the Village Plan Commission. The ETZ Committee will likely make its recommendation to the Village Board in late summer of this year.

The ETZ Committee has prepared the enclosed draft proposal for extraterritorial zoning for public review and feedback. While the total potential area covered by extraterritorial zoning could be a maximum of a 1½ mile radius from the present Village boundaries, you will see from the draft map that the proposal is not to extend the extraterritorial zoning area that far out.

The ETZ Committee is hosting a Public Open House on May 3rd at the New Glarus Town Hall, 1101 Highway 69 (Behind the Sugar River Bank) to present the proposed zoning proposal. This will be an excellent opportunity to learn more about this proposal and provide feedback. If you are unable to attend this meeting, feel free to contact me at the number or e-mail address listed below, Town Chair Keith Seward, or Village Administrator Jim Mielke with any questions or comments.

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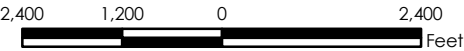
DRAFT

Extraterritorial Zoning District

- Agricultural and Woodland Preservation
- Limited Agricultural & Woodland Preservation
- Agricultural Transition
- Conservancy

- Surface Water
- Roads and Highways
- Parcel Lines
- Municipal Boundaries
- New Glarus Extraterritorial Zoning Boundary
- Village 1.5 Mile Extraterritorial Jurisdiction*
- Village of New Glarus (January 2006)
- Lands Not Subject to Extraterritorial Zoning

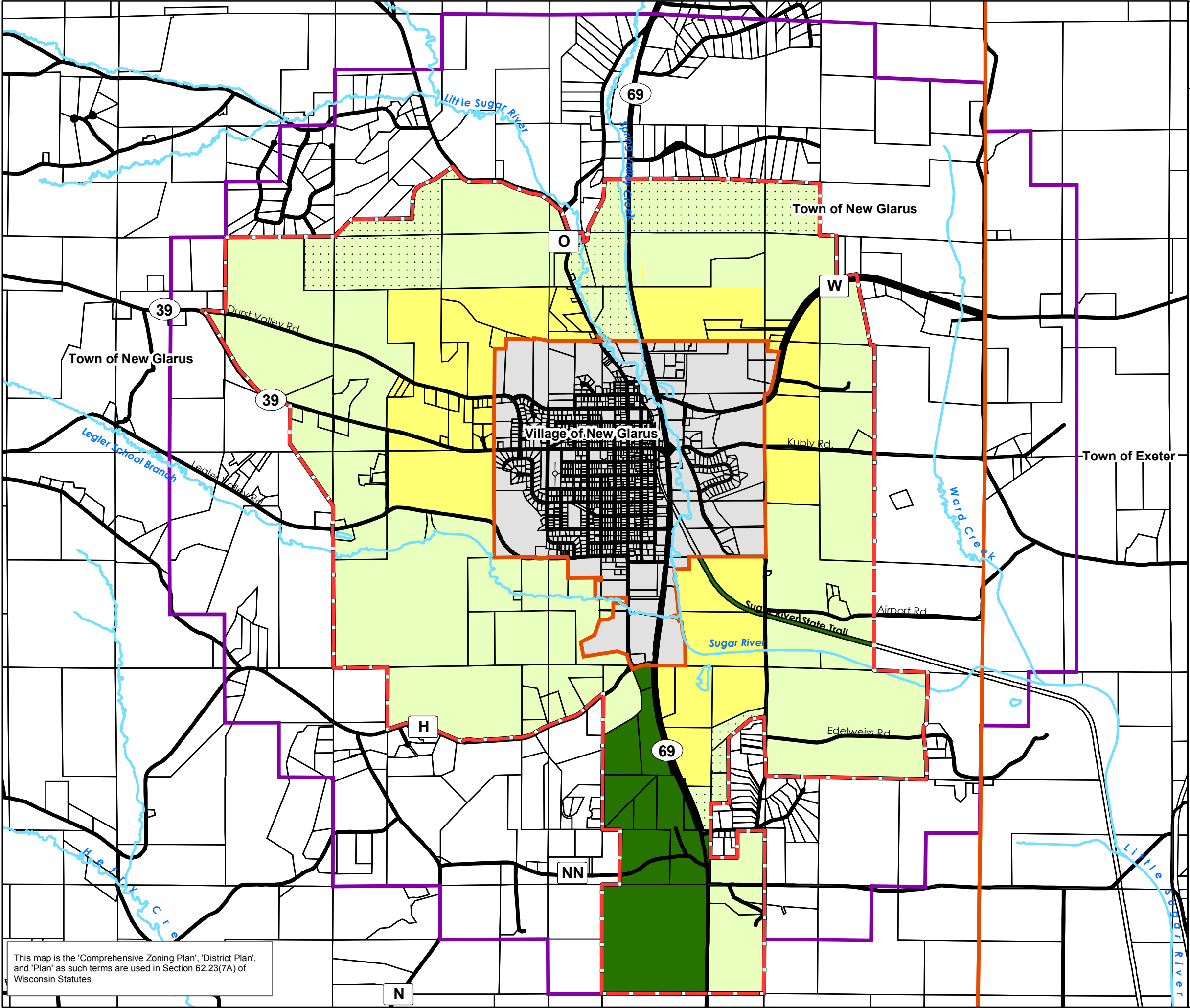
*Lands between the Extraterritorial Area Zoning Boundary and the Village 1.5 mile Extraterritorial Jurisdiction are not proposed to be within the area covered by Extraterritorial Zoning, but would remain in an area where the Village has Extraterritorial Land Division Review.



April 13, 2006
Data Sources:
Water: WIDNR
Parcels, Municipal Boundaries : Green County



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This map is the 'Comprehensive Zoning Plan', 'District Plan', and 'Plan' as such terms are used in Section 62.23(7A) of Wisconsin Statutes

NEW GLARUS, WISCONSIN

EXTRATERRITORIAL ZONING ORDINANCE

A-P Agricultural & Woodland Preservation District

General Purpose:

Preserve the New Glarus area's agricultural land for food and fiber production; protect productive farms, forests, and woodlots by preventing land use conflicts between incompatible uses; support agricultural and forestry processing and service industries; provide reasonable opportunities to supplement farm and forestry operation income through compatible business opportunities and limited housing development; and preserve rural character in farming areas.

Key Provisions:

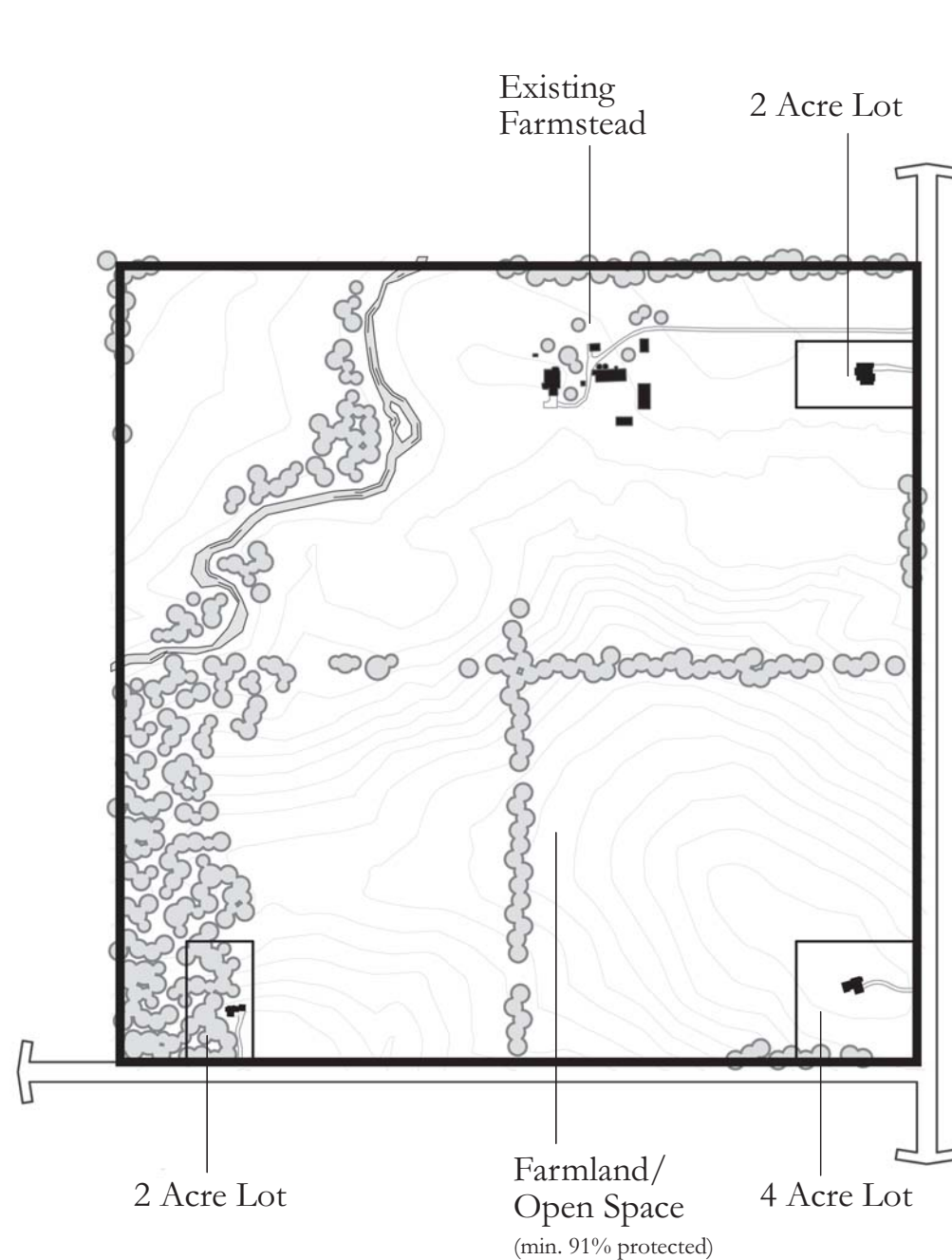
- Farms with up to 500 animal units as permitted use; more animal units as conditional use

- New housing allowed following the Town's cluster development provisions per Chapter 15-8-1 of the Town's Land Division and Subdivision Code, specifically:

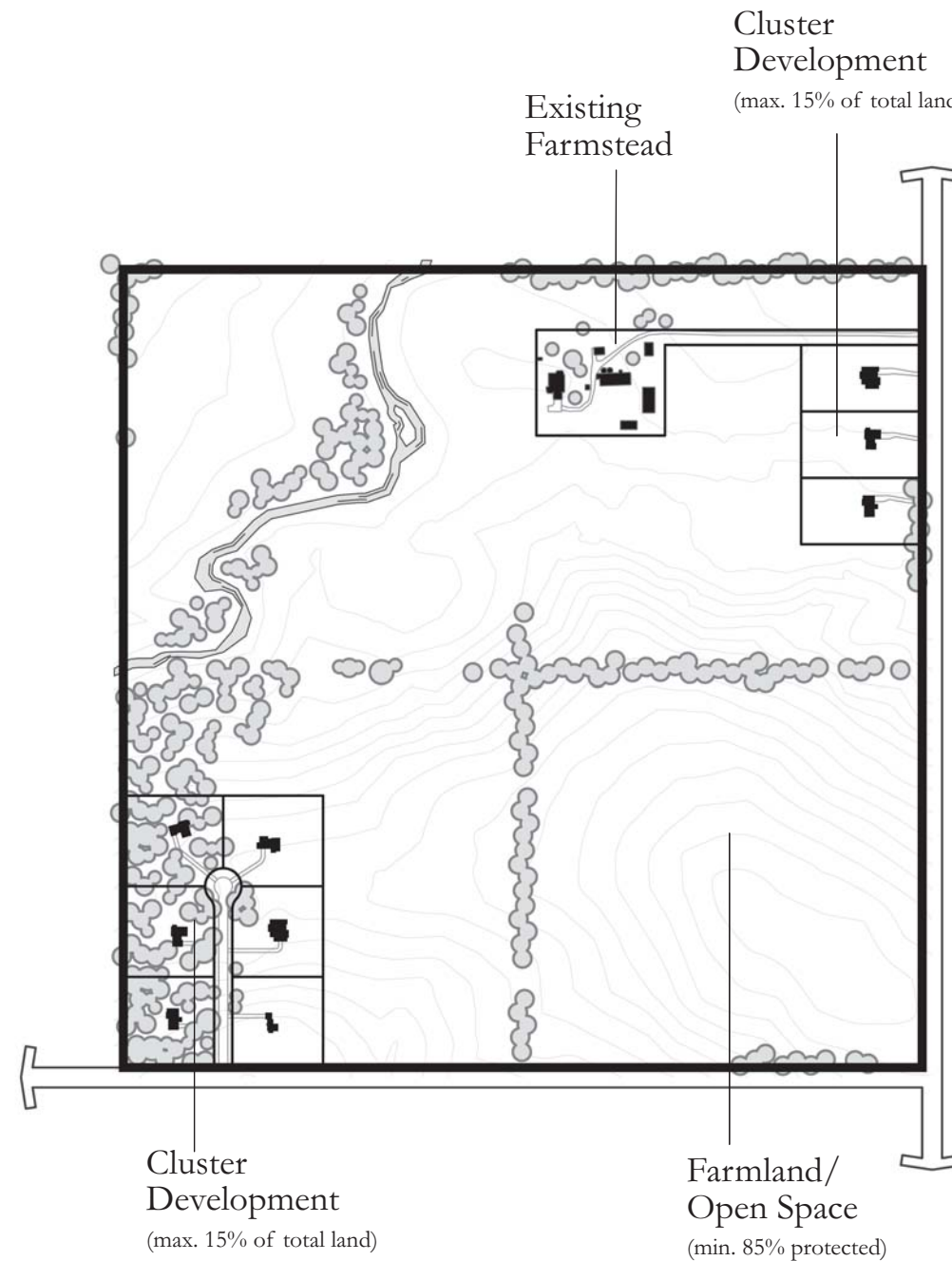
If incentive cluster development standards not used: Maximum density of one home per 35 acres with 91% of land remaining in open space (**Option A**), or

If incentive cluster development standards used: 85% of land in protected open space, with remaining 15% developed with minimum 2 acre lots (**Option B**), or

- Agricultural and rural-related commercial uses allowed as conditional uses



Option A - No incentive cluster



Option B - Incentive cluster

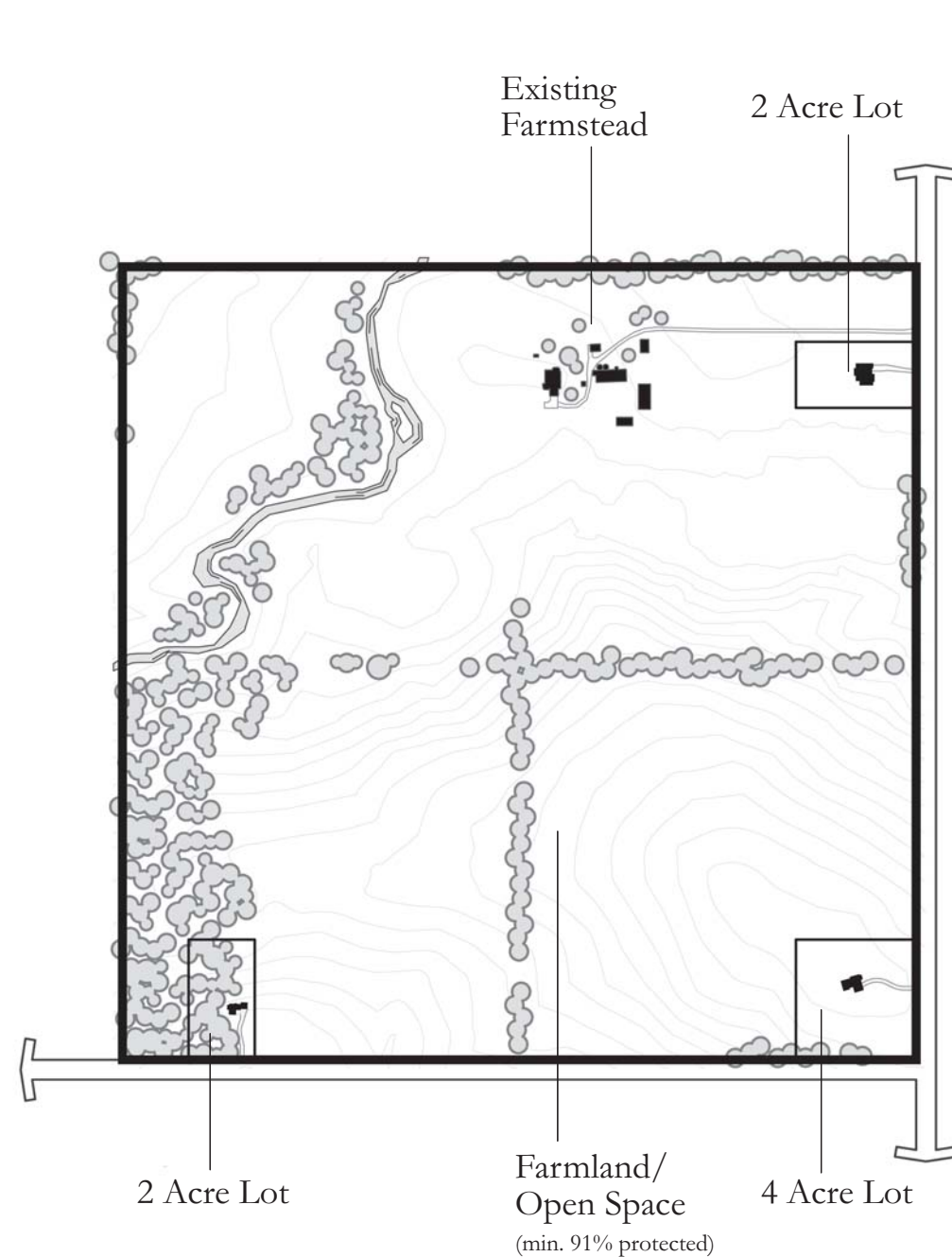
A-PL Agricultural & Woodland Preservation District

General Purpose:

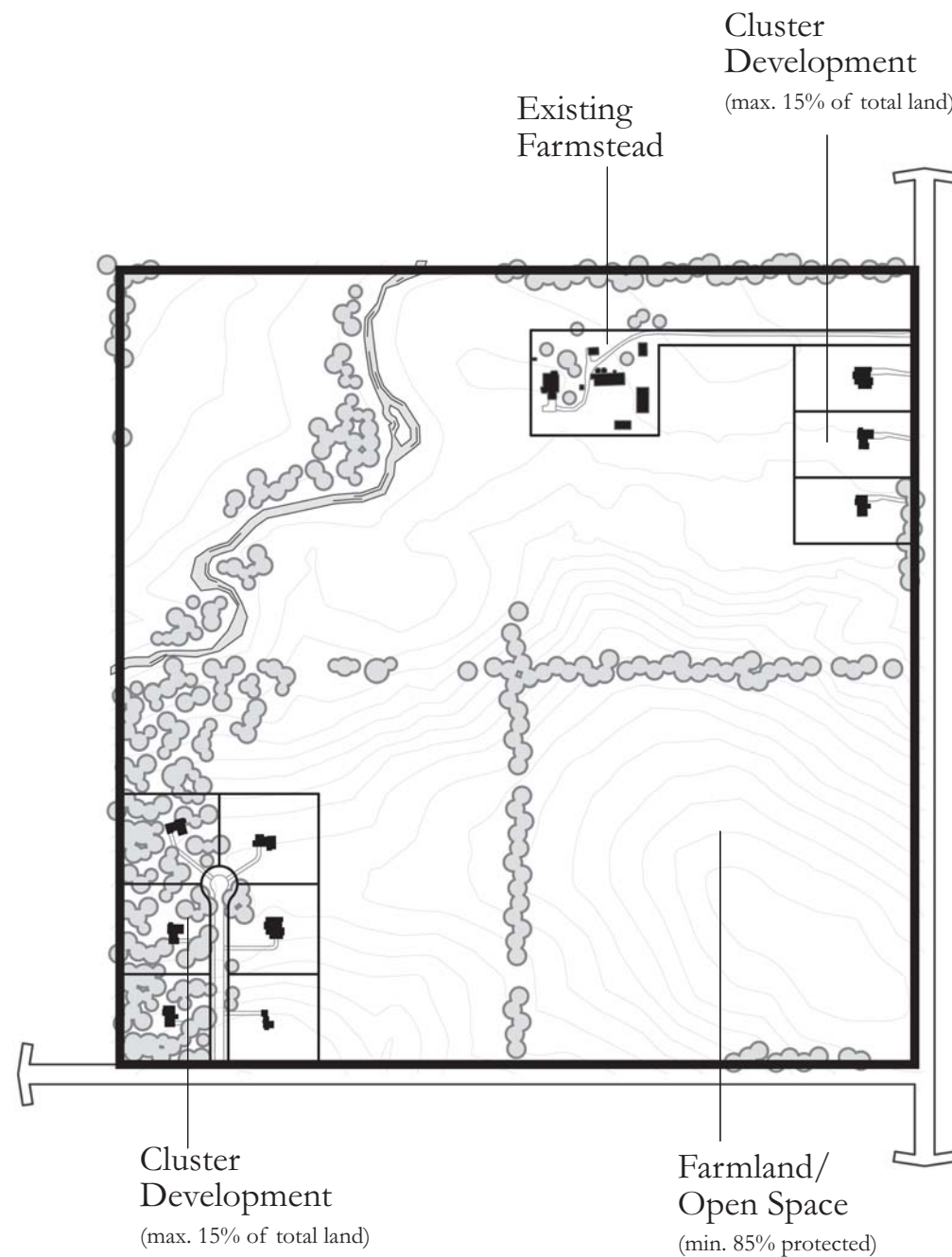
Preserve the New Glarus area's agricultural land for food and fiber production; protect productive farms and forests by preventing land use conflicts between incompatible uses; allow for low-intensity livestock operations; support agricultural and forestry processing and service industries; provide reasonable opportunities to supplement farm and forestry operation income through compatible business opportunities and limited housing development; and preserve rural character in farming areas that are mixed with some housing that would be incompatible with large livestock operations.

Key Provisions:

- Farms with up to 150 animal units as permitted use; 151-500 as conditional use
- New housing allowed following the Town's cluster development provisions per Chapter 15-8-1 of the Town's Land Division and Subdivision Code, specifically:
 - If incentive cluster development standards not used: Maximum density of one home per 35 acres with 91% of land remaining in open space (**Option A**), or
 - If incentive cluster development standards used: 85% of land in protected open space, with remaining 15% developed with minimum 2 acre lots (**Option B**), or
- Agricultural and rural-related commercial uses allowed as conditional uses



Option A - No incentive cluster



Option B - Incentive cluster

NEW GLARUS, WISCONSIN

EXTRATERRITORIAL ZONING ORDINANCE

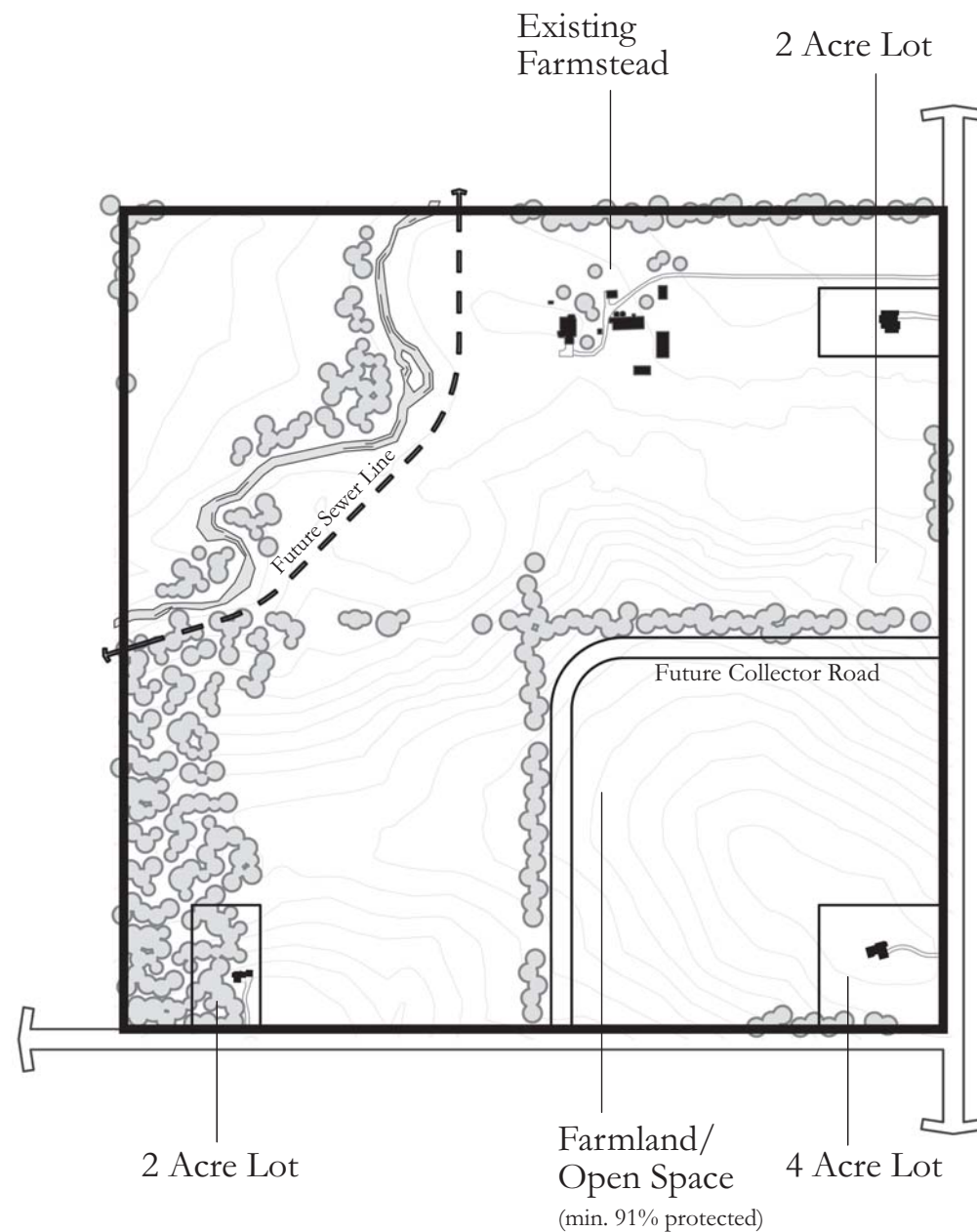
A-T Agricultural & Woodland Transition

General Purpose:

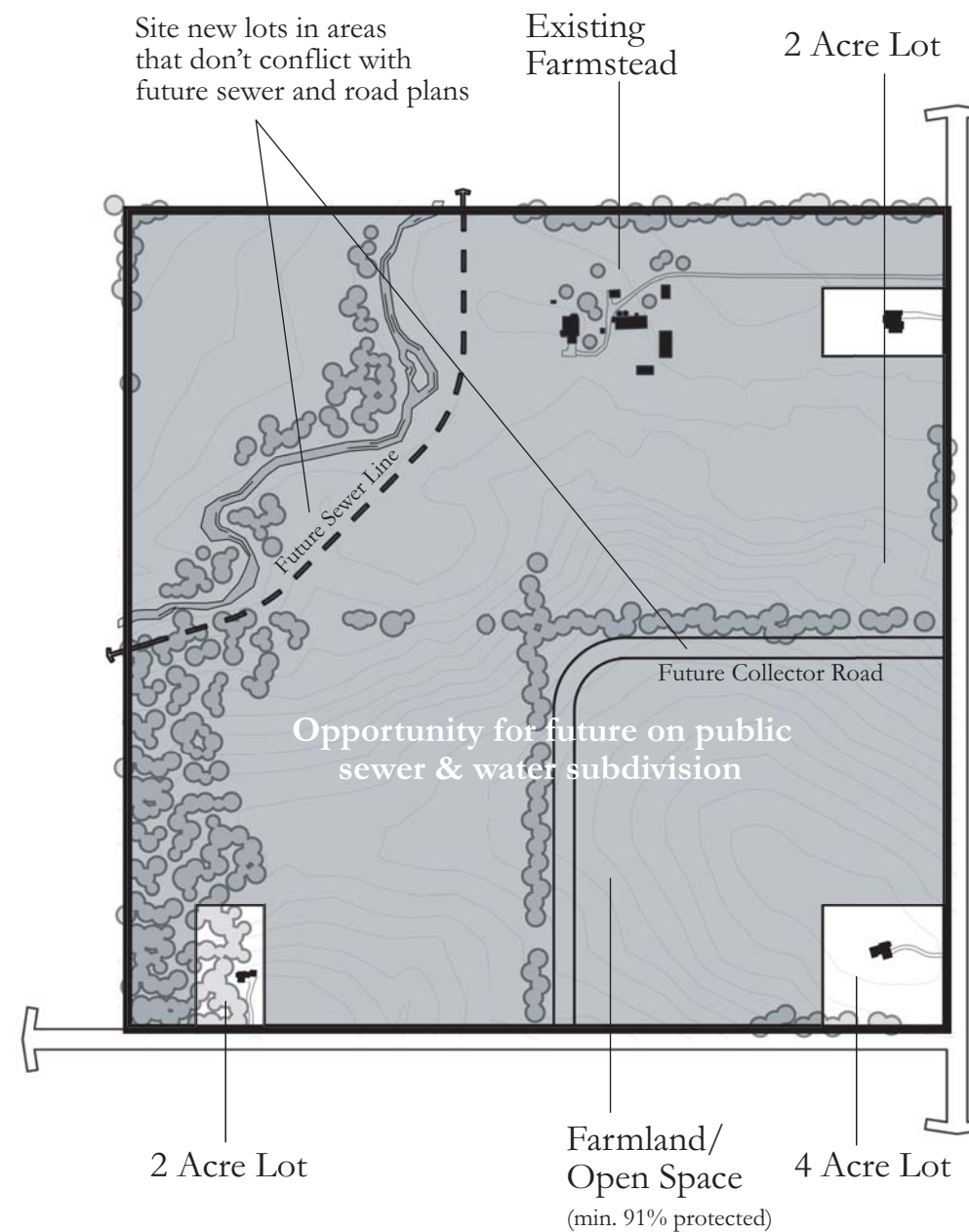
Preserve lands primarily in agricultural, forestry, and open-space land uses, for an unspecified time period. As depicted on the Official Zoning Map, such lands are located in proximity to the Village of New Glarus, in areas where future urban development is anticipated in municipal comprehensive plans. Intensive development, such as large subdivisions, will not be permitted on lands that are zoned A-T. Instead, when it is financially feasible to provide public sewer and water services to such areas, rezoning to another zoning district will be considered.

Key Provisions:

- ☐ Farms with up to 150 animal units as permitted use; 151-500 as conditional use
- ☐ New rural housing in divisions totaling not more than four houses per parcel without connection to public sewer and water (**Option A**)
- ☐ 5th and greater lots on parcel require public sewer and water connection and rezoning away from A-T district at time of development (**Option B**)
- ☐ Agricultural and rural-related commercial uses allowed as conditional uses in A-T



Option A



Option B

FACTORS USED TO PREPARE THE DRAFT NEW GLARUS EXTRATERRITORIAL ZONING MAP

1. All lands mapped in the “Urban Service Area” and “Urban Reserve” within the Village’s 2005 Extraterritorial Area Plan were included within the “New Glarus Extraterritorial Zoning Boundary” shown on the Draft New Glarus Extraterritorial Zoning Map.
2. Additional factors that led to the proposed mapping of the draft “New Glarus Extraterritorial Zoning Boundary” beyond these Urban Service Area/Urban Reserve areas included:
 - a. The locations of existing roads as easily understood edges.
 - b. The community character and entryway impacts associated with lands that are highly visible from Highway 69 or the Village.
 - c. Drainage basins that drain toward the Village.
 - d. 2005 parcel boundaries per Green County digital parcel records, aimed to minimize (but not completely eliminate) the splitting of single ownership parcels into different zoning jurisdictions.
3. Lands shown within the “Urban Service Area” and the “Nature-Oriented Business Areas” on the 2005 Village Extraterritorial Area Plan, along with limited additional areas adjacent to the Village, are mapped in the Agricultural and Woodland Transition (A-T) Zoning District. Descriptions of each of the proposed zoning districts shown on the map are included elsewhere in this packet.
4. Lands outside of the “Urban Service Area” and the “Nature-Oriented Business Area” are generally mapped in the Agricultural and Woodland Preservation District (A-P).
5. Certain properties located close to existing residential neighborhoods, near sensitive water features, and not currently being used as large livestock operations are mapped in the Limited Agricultural and Woodland Preservation District (A-PL).
6. The Conservancy (C) zoning district is mapped over New Glarus Woods and the Sugar River Trail.
7. The proposed extraterritorial zoning ordinance will likely include other zoning districts available for future mapping (rezoning) associated with future development proposals, if consistent with local comprehensive plans and other ordinances.
8. The New Glarus Extraterritorial Zoning Map is just a draft at this point, subject to discussion and refinement over the next several months.